159.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	609,100 / 609,100
					USE VALUE:	609,100 / 609,100
					ASSESSED:	609,100 / 609,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
189		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIANCO ELAINE M	
Owner 2:		
Owner 3:		
Street 1:	189 OAKLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	YADA ALISON I -
Owner 2:	KIMBALL SCOTT -
Street 1:	189 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1910, having primarily Wood Shingle Exterior and 981 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	206,400	3,700	399,000	609,100
Total Card	0.115	206,400	3,700	399,000	609,100
Total Parcel	0.115	206,400	3,700	399,000	609,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 620.90 | /Parcel: 620.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,500	3700	5,000.	399,000	609,200	609,200	Year End Roll	12/18/2019
2019	101	FV	195,300	3800	5,000.	399,000	598,100	598,100	Year End Roll	1/3/2019
2018	101	FV	198,200	3800	5,000.	353,400	555,400	555,400	Year End Roll	12/20/2017
2017	101	FV	198,200	3800	5,000.	296,400	498,400	498,400	Year End Roll	1/3/2017
2016	101	FV	198,200	3800	5,000.	296,400	498,400	498,400	Year End	1/4/2016
2015	101	FV	174,200	3800	5,000.	256,500	434,500	434,500	Year End Roll	12/11/2014
2014	101	FV	174,200	3800	5,000.	248,000	426,000	426,000	Year End Roll	12/16/2013
2013	101	FV	174,200	3800	5,000.	236,000	414,000	414,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12391

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YADA ALISON I	53299-44		7/30/2009		426,500	No	No		
CROOKS ROBERT C	27506-510		7/24/1997		216,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	HS	Hanne S
5/29/2018	MEAS&NOTICE	BS	Barbara S
11/21/2008	Meas/Inspect	345	PATRIOT
11/17/2008	Meas/Inspect	345	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	8									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

User Acct

105497

GIS Ref

GIS Ref

Insp Date

06/30/18

!12391!

PRINT

Date	Time
12/11/20	02:29:01

LAST REV

Date	Time
10/03/19	17:23:15

mmcmakin

USER DEFINED

Prior Id # 1:	105497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.97806144
Adj $ / SQ:	118.834
Other Features:	56800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	253510
Depreciation:	47153
Depreciated Total:	206357

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

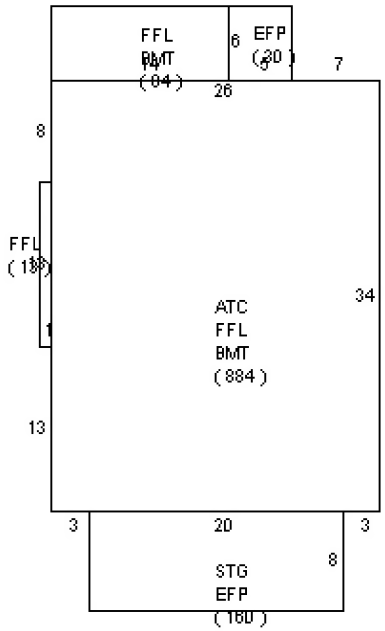
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.83
Special Features:	0	Val/Su Net:	79.14
Final Total:	206400	Val/Su SzAd	159.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	981	118.830	116,577
BMT	Basement	968	35.650	34,510
ATC	Attic	309	118.830	36,767
EFP	Enclos Porch	190	40.640	7,722
STG	Storage	160	7.090	1,135

Net Sketched Area:	2,608			Total:	196,711
Size Ad	1290.3999	Gross Are	3183	FinArea	981

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1920	28.89	T	40	101			3,100			3,100
19	Patio	D	Y	1	12X15	A	AV	1998	4.33	T	16.8	101			600			600

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc